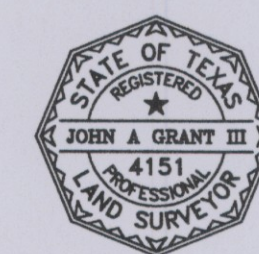


Grant Engineering, Inc.

Engineers 3244 Hemphill Street
 Surveyors Fort Worth, Texas 76110-4014
 Planners 817-923-3131

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN AUGUST, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

GENERAL PLAT NOTES

- BUILDING PERMITS:**
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- UTILITY EASEMENTS:**
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- WATER / WASTEWATER IMPACT FEES:**
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- SIDEWALKS:**
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE "SIDEWALK POLICY" PER "CITY DEVELOPMENT DESIGN STANDARDS".
- CONSTRUCTION PROHIBITED OVER EASEMENTS:**
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
- SITE DRAINAGE STUDY:**
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- FLOODPLAIN STATEMENT:**
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0170-K, EFF. DATE 9-25-09.
- DEED RESTRICTION NOTE:**
THIS REVISED PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- TRANSPORTATION IMPACT FEES:**
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- PARKWAY PERMIT:**
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE COMMON AREAS AND FACILITIES:**
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND SAID OWNERS SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
- INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION.** THE VALVE MUST BE A CITY APPROVED APPURTENANCE.

OWNER:

LANDMARK TABERNACLE CHURCH
 120 PINNACLE CIRCLE
 ALEDO, TEXAS 76008
 817-594-9656 VOICE
 jerrywilk@hotmail.com

SURVEYOR:

GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110-4014
 817-923-3131 VOICE
 817-923-4141 FAX
 jagrant3@aol.com



FS13-197

FINAL PLAT
 LOT 4, BLOCK 9
SHADY OAKS MANOR
 AN ADDITION TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

A 0.5693 ACRE TRACT OUT OF THE
 J. C. DONALDSON SURVEY, ABSTRACT NO. 1786
 BEING THAT SAME TRACT CONVEYED TO
 LANDMARK TABERNACLE CHURCH
 AS RECORDED UNDER CLERK'S FILE NO. D213261509
 REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS

NOVEMBER, 2013
 1 NON-RESIDENTIAL LOT

FS - 013 - 197

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT LANDMARK TABERNACLE CHURCH, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A 0.5693 acre tract out of the J. C. DONALDSON SURVEY, Abstract No. 1786, in Tarrant County, Texas, being that same tract conveyed to Richard L. Chambers, Jr. by deed recorded in Volume 7146, Page 1534, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" steel rod at the southernmost corner of Lot 1, Block 9-A, SHADY OAKS MANOR, an Addition to the City of Lake Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-95, Page 49, Plat Records, Tarrant County, Texas, in the northeast right-of-way line of Old Mill Creek, a 100 feet wide public street;

THENCE South 41°39'00" West (Basis of Bearing) along the northwest right-of-way line of said Old Mill Creek, 105.00 feet to a set 1/2" steel rod in the corner clip of the intersection of the northwest right-of-way line of said Old Mill Creek and the northeast right-of-way line of Shady Oaks Manor Drive, a 60 feet public street;

THENCE South 86°39'00" West along said corner clip, 28.28 feet to a set 1/2" steel rod;

THENCE North 48°21'00" West along the northeast right-of-way line of said Shady Oaks Manor Drive, 180.00 feet to a found 1/2" steel rod at the southernmost corner of that tract conveyed to El Sombrero Mexican Restaurant, Inc., dba Arizola's Mexican Restaurant by Special Warranty Deed recorded in Volume 15502, Page 347, of said Deed Records;

THENCE North 41°39'00" East along the southerly portion of the east line of said El Sombrero tract, 125.00 feet to a found 1/2" steel rod in the southwest line of said Lot 1, Block 9-A;

THENCE South 48°21'00" East along the the southwest line of said Lot 1, Block 9-A, 200.00 feet to the Point of Beginning, and containing 0.5693 acres (24,800 square feet) of land, more or less.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 4, BLOCK 9
 SHADY OAKS MANOR ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 28th DAY OF January, 2014.

Jerry Wilkerson
 JERRY WILKERSON

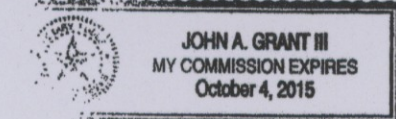
ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY WILKERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 28th DAY OF January, 2014.

MY COMMISSION EXPIRES:

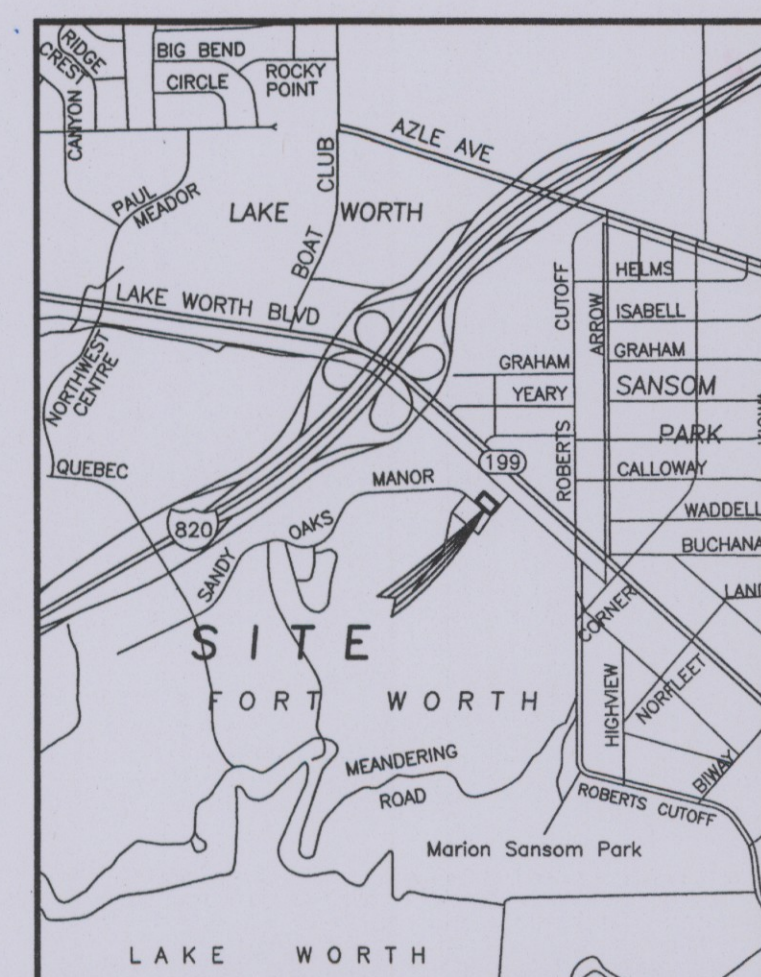
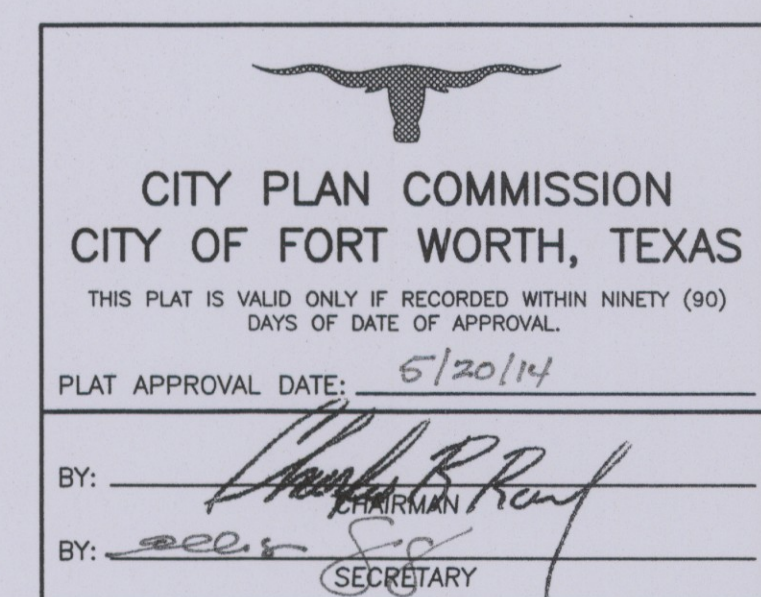


John A. Grant, III
 JOHN A. GRANT, III
 NOTARY PUBLIC
 STATE OF TEXAS

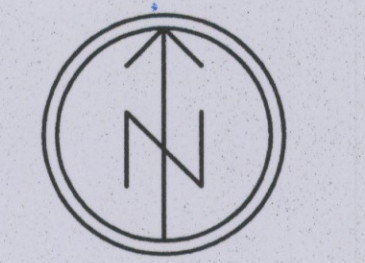
PLAT RECORDED BY

INSTRUMENT NO. D214102 733

DATE 05/20/2014



LOCATION MAP
 SCALE: 1" = 2000'



SCALE: 1" = 20'
 0 10 20 40

